Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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பெருநகர சென்னை மாநகராட்சி. பணித்துறை

கட்டிட அனுமதி எண்.CEBA/WDEN.09/000449/2024

நாள் 13/09/2024 வாரம் 1 /2024

ஒப்புணர்க்கப்பட்டது

13/09/24

உதவி பொறியாளர் 13/9/24

13/09/24

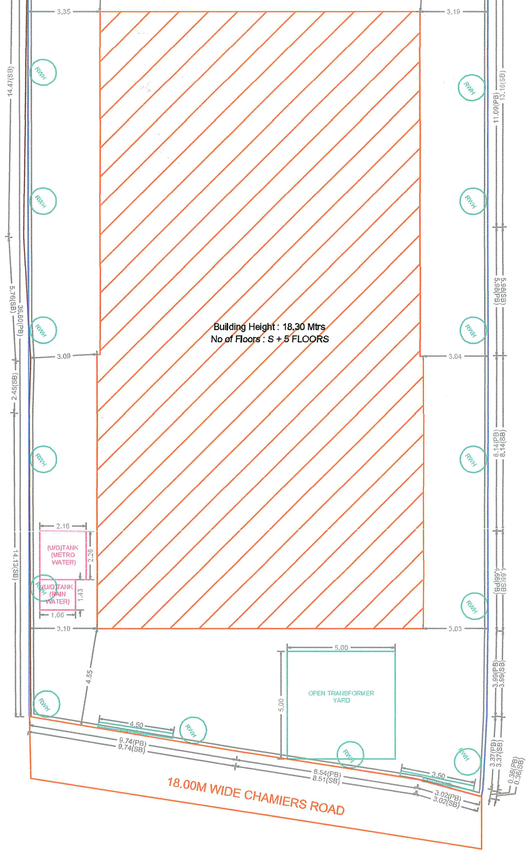
தலைமைப்பொறியாளர்

FRONT ELEVATION

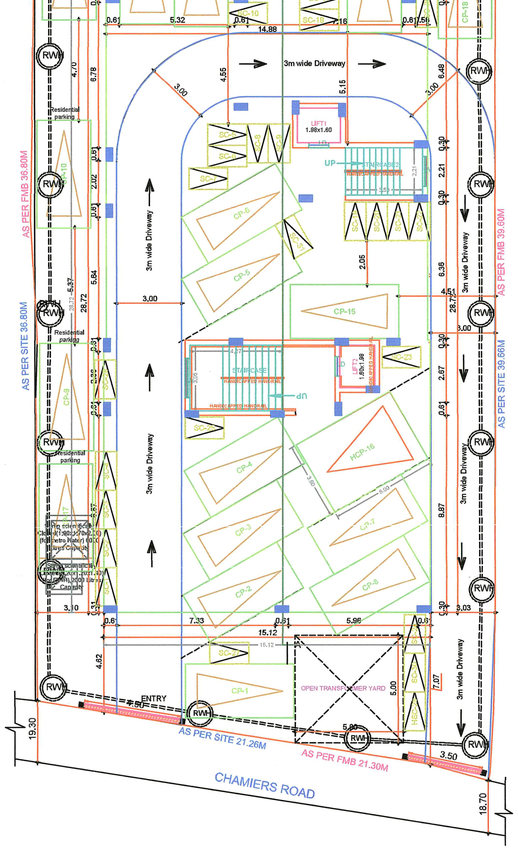
The approval issued under New Rule TNCD & BR, 2019 is subject to the out come of Writ Petition in WP (MD) No.8948 of 2019 before the Madurai Bench of Madras High Court

SECTION AA

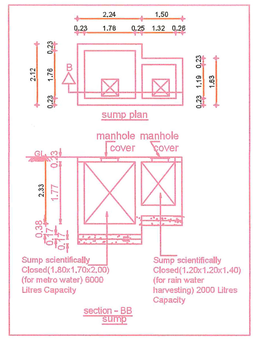
P.P.A approved by
C.M.D.A vide
Lr.No.CMDA/PP/NHRB/S/0206/2024
Dated 24/09/2024

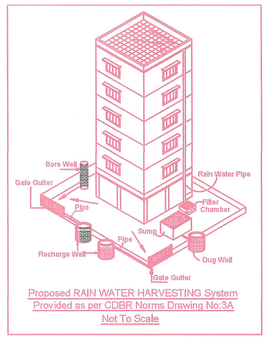


SITE PLAN

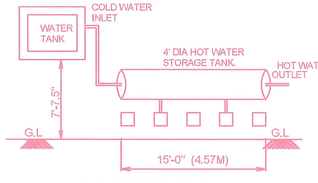


SITE CUM STILT FLOOR PLAN

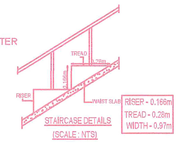


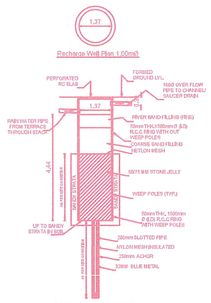


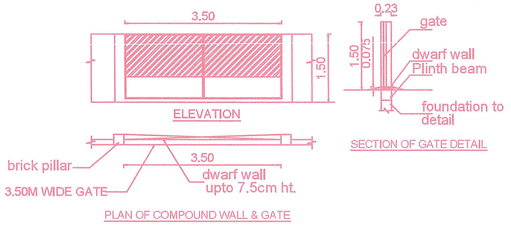
Proposed RAIN WATER HARVESTING System
Provided as per CDBR Norms Drawing No:3A
Not To Scale

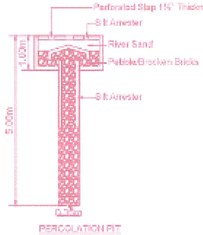


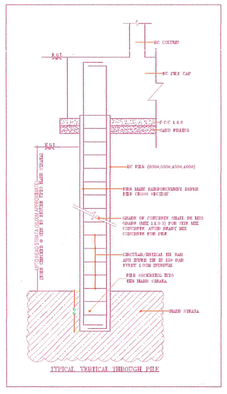
SOLAR HOT WATER SYSTEM DETAIL

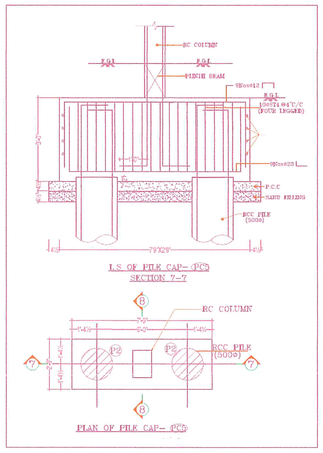


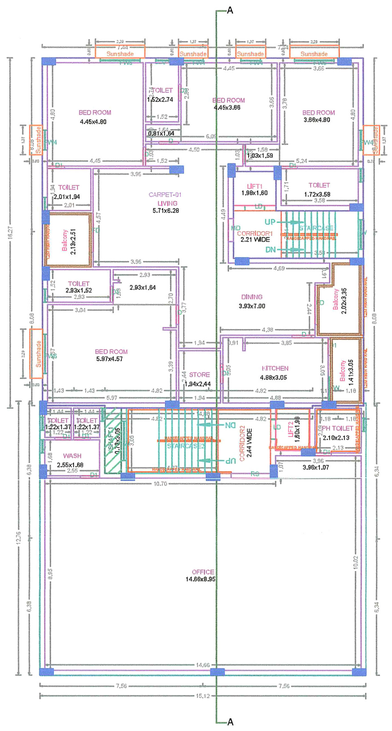








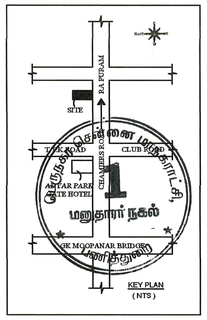




TYPICAL - 1, 2, 3, 4, 5 FLOOR PLAN



TERRACE FLOOR PLAN



PLAN SHOWING THE PROPOSED CONSTRUCTION OF STILT+5 FLOORS COMMERCIAL CUM RESIDENTIAL BUILDING WITH 5 DWELLING UNITS AVAILING PREMIUM FSI WITH TOD BENEFITS AT DOOR NOS:111/1, 111/3,113/4, 113/1, 113/2 & 113/3 OLD DOOR NOS: 58/1, 58/3, 58/4, 58/2/1, 58/2/2 & 58/2/3, PLOT NO:6, 6A, CHAMIERS ROAD, R.A.PURAM, CHENNAI-600 028, COMPRISED IN SURVEY NOS:3925/23, 3925/32, BLOCK NO:86, MYLAPORE VILLAGE, MYLAPORE- TRIPLICANE TALUK, WITHIN THE LIMITS OF GREATER CHENNAI C O R P O R A T I O N.

A) AREA STATEMENT	SQ.M.
AREA AS PER PATTA	816.00
AREA AS PER DOCUMENT	817.36
AREA CONSIDERED FOR FSI	816.00
STREET ALIGNMENT/ ROAD WIDENING/LINK ROAD	0.00
OSR AREA	0.00
TOTAL FSI AREA	2140.00
FSI FACTOR	2.624
COVERAGE AREA (PERCENTAGE %)	NA

A). PARKING STATEMENT

VEHICLE	REQUIRED	PROVIDED
LORRY	-	0
CAR	18	18
TWO WHEELER	29	31
CYCLE	-	0

FLOOR WISE FSI STATEMENT: A (B)

FLOORS	FSI AREA				DU	TOTAL
	COMM.	RESI.	IND.	INST.		FSI AREA
STILT PARKING FLOOR	0.00	0.00	0.00	0.00	0	0.00
FIRST FLOOR	186.69	241.49	0.00	0.00	1	428.18
SECOND FLOOR	186.69	241.49	0.00	0.00	1	428.18
THIRD FLOOR	186.69	241.49	0.00	0.00	1	428.18
FOURTH FLOOR	186.69	241.49	0.00	0.00	1	428.18
FIFTH FLOOR	186.69	241.49	0.00	0.00	1	428.18
Terrace	0.00	0.00	0.00	0.00	0	0.00
Total	933.45	1207.45	0.00	0.00	5	2140.90

BUILDING WISE FSI STATEMENT

BUILDING	NO OF SAME BUILDING	FSI AREA				DU	TOTAL
		COMM.	RESI.	IND.	INST.		FSI AREA
A-1 (B)		933.45	1207.45	0.00	0.00	5	2140.90
Total		933.45	1207.45	0.00	0.00	5	2140.90

APPROVAL CONDITION

SCALE 1:100

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

APPROVED

SUBJECT TO THE CONDITIONS MENTIONED IN THIS OFFICE

Signature valid

For (Deputy Planner / Chief Planner / Member-Secretary)
High Rise Building / Non High Rise Building
This Approval is valid only after building Permit is issued by the concerned Local Body.

KEY NO. 9588

QR CODE

This Planning Permission issued under New Rule TNCD&BR, 2019 is subject to final outcome of the W.P. (MD) No.8948 of 2019 and MMP (MD) Nos. 6912 & 6913 of 2019.

Signature valid
Digitally Signed by MOHAMED NIZAR
Sign Date: 06/11/2024 4:52:40 PM

Applicants (Owner / Developer / Power of Attorney)

ARCH_E_(36.00_x_48.00_Inches)

This is a system generated drawing as per the soft copy submitted by the Architect/ License Engineer

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
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Chennai 600 097, India
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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.